

***Village of Barrington***  
***Planning Zoning and Economic Development Committee***  
Minutes Summary

Date: November 3, 2005

Time: 6:00 p.m.

Location: Community Conference Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Beth Raseman, Chairperson  
Jim Daluga, member (arrived at 6:10 p.m.)  
Jeff Anderson, member  
Karen Darch, ex-officio member (arrived at 6:06 p.m.)

Staff Members: Denise Pieroni, Village Manager  
Jim Wallace, Director of Building and Planning  
Paul Evans, Assistant Director of Planning

***Call to Order***

Ms. Raseman called the meeting to order at 6:00 p.m. The Roll Call noted the following: Beth Raseman, present; Jim Daluga, absent; Jeff Anderson, present. There being a quorum, the meeting proceeded.

**Rules for Public Hearings**

Staff noted that Attorney Bateman had responded to suggestions made by the Plan Commission and Architectural Review Commission. Staff distributed copies of a memorandum and proposed revised Ordinance from Mr. Bateman. The committee offered some brief comments and questions. Staff is to ask for clarification on the reason “the Village” is a “party” in hearings, who/what actually constitutes “the Village” and the ramifications of staff being a recommending rather than a fact-stating entity.

**Special Use Standards**

Staff and PZED discussed the need for the Retail Preference Resolution as well as specific special use standards to be incorporated into the Zoning Ordinance. Trustee Raseman said that we should include looking at healthy mixes of retail and supporting uses, possibly through percentages and in blocks or quadrants. Staff was also directed to examine the potential need to call out certain uses more specifically, rather than including them in the “retail service” category. Staff was directed to look at day spas, tanning salons, nail services and dry cleaners. Staff was directed to prioritize standards for financial institutions and in general, standards in the B-4 Village Center District. At a lower priority, staff was asked to look at outdoor sales and display of merchandise, from the standpoint of being able to have some flexibility, encourage it in appropriate areas and to investigate the possibility of establishing a seasonal fee.

Consensus of PZED is to recommend that at the November 14, 2005 Board meeting, the Board of Trustees direct staff to initiate a text amendment addressing the Retail Preference Resolution, Zoning Ordinance uses, and standards for special uses.

**Historic Survey**

The ARC and PZED reviewed specific listings in the survey previously designated for follow-up. Additional listings will be discussed at another joint meeting to be held December 1, 2005 at 6:00 p.m.

Staff was asked to review the case file for ARC 02-33 (542 S. Grove Avenue), to see if the structure had been determined to be Contributing.

There was a brief discussion of the draft Historic District Design Guidelines. ARC and PZED members offered several suggested changes/additions. ARC and PZED members were urged to provide comments to staff as soon as possible, in order for any suggested revisions to be available for review at the December joint meeting.

ARC and PZED members suggested that testimonials and historic preservation success stories be added to the Village Website.

There was a discussion of the 1939 cut-off date for structures to be eligible to be considered Contributing. The discussion centered primarily on two competing thoughts: the idea of the district as providing a living history (not frozen as a museum piece) versus concerns about designating smaller, less appealing post-war Minimal Traditional and Ranch style homes as Contributing.

Staff was asked to provide ARC and PZED a list and pictures of the homes in the district that could go from Noncontributing to Contributing without the cut-off date.

#### **2006 PZED Schedule**

PZED adopted the draft schedule as presented.

#### **Economic Development/Staff Updates**

Staff briefed PZED on Champion Dodge, Motorwerks, Train Station vendor options and a concept for 407 East Main Street. The upcoming Barrington Economic Partnership agenda was also reviewed.

#### **Approval of Minutes**

The minutes of August 16, 2005; September 20, 2005 and continuation; and October 6, 2005 and continuation were approved.

#### **Adjournment**

It was moved and seconded to adjourn the meeting. The voice vote noted all ayes. Chairperson Raseman adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Jim Wallace  
Director of Building and Planning

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Beth Raseman, Chairperson  
Planning Zoning & Economic Development Committee